



Flex Warehouse For Sale / For Lease

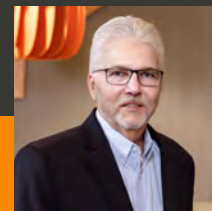
16441 N 91st St, Suite 105, Scottsdale, AZ 85260

\$850,000 / \$19.50 NNN (est. \$3.54 NNN's)

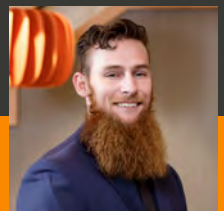
+/- 2,125 SF



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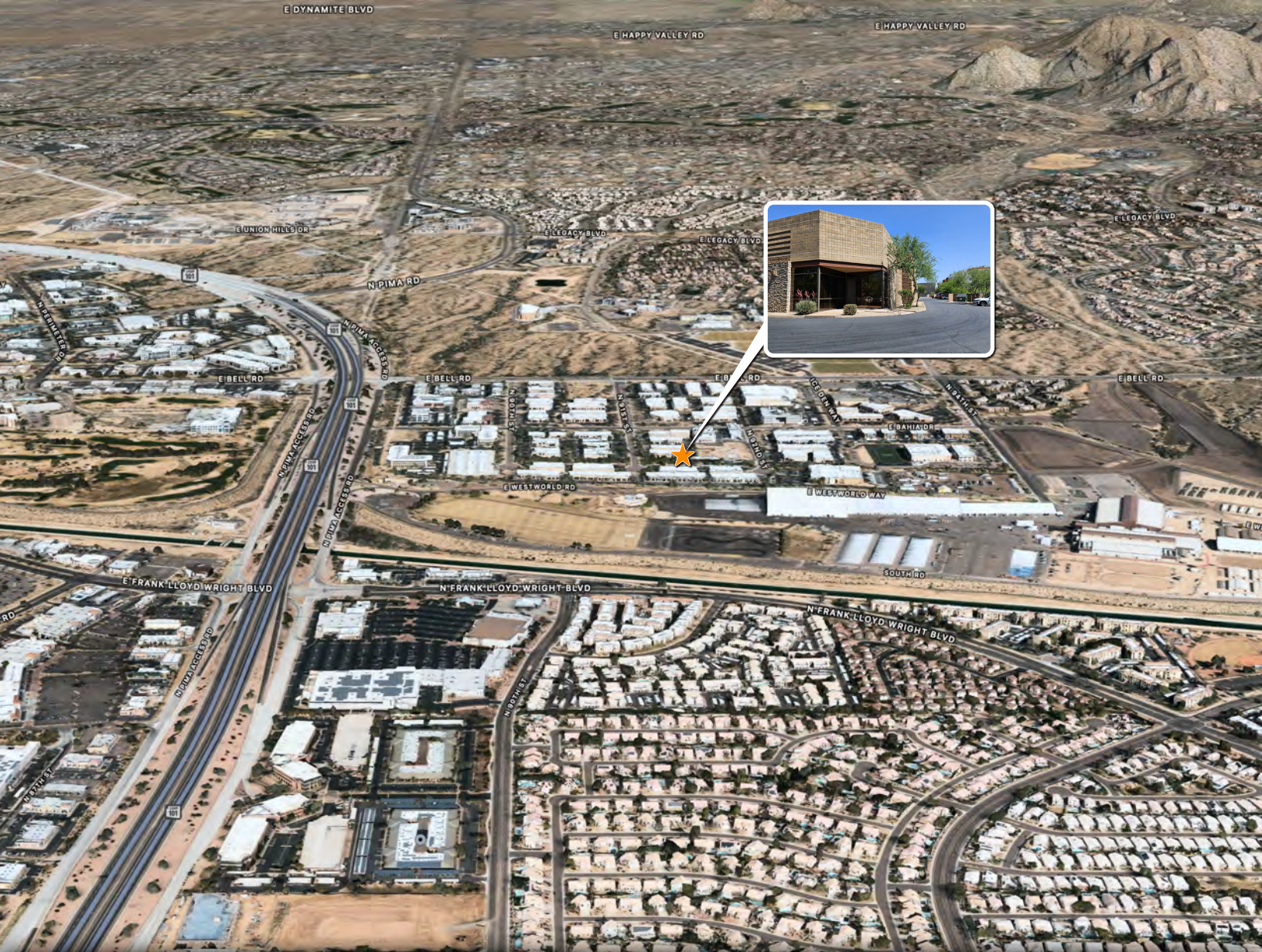


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Opportunity to purchase / lease rare flex warehouse space in Scottsdale Airpark Submarket.

Property is located in the coveted industrial park East of the 101 abutting Westworld.

Great for Owner/User / Leasing opportunity

Property Overview

- 2,125 sf
- APN: 217-13-327
- 80% warehouse (w/ +/- 1,000sf of mezzanine)
- 20% office (+/- 475sf with private bathroom)
- 14' automated roll up door
- HVAC and Insulated warehouse space
- CC&R's (upon request)
- Tenant to vacate late Aug early Sept



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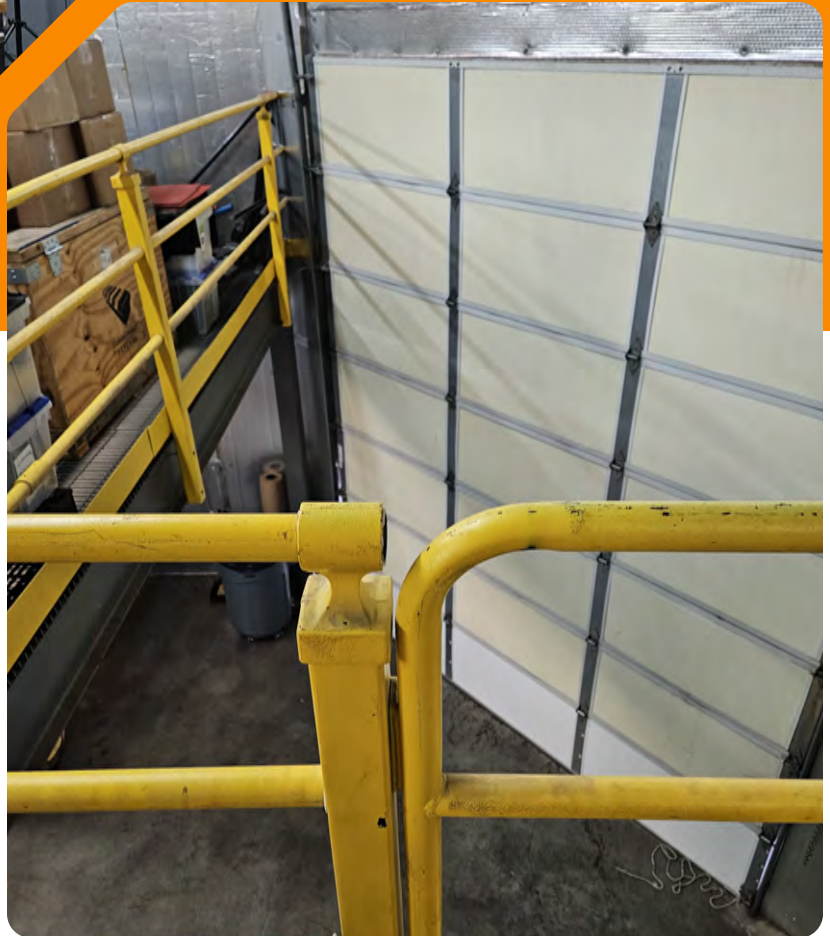
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BUILDING DETAILS

Building Type	Flex Warehouse
Total Condo SF	+/- 2,125
Total Lot SF	2,125
Stories	1 Plus Bonus Mezzanine
Construction	Masonry
Year Built	2003
Tenancy	Single



2022 DETAILED EXPENSES

Taxes	\$1.47 NNN
Parking	?? spaces
Property Management	\$2.07 NNN



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AREA DETAILS



255,310

Population



132,500

Households



\$123,158

**Median Household
Income**



47

Median Age



2,900

Businesses



122,694

Workforce Population



24 Minutes

to Sky Harbor



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ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at www.daviscreaz.com.



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